

47-272

BK 7406PG 177

**NO TRANSFER  
TAX PAID**

**WARRANTY DEED**  
(Joint Tenancy - Statutory Short Form)  
**015821**

**Richard J. Simonelli** whose mailing address is 21 Vose Street, Waterville, Maine 04901 for consideration paid, grant to **Richard J. Simonelli** and **Melissa J. Simonelli**, whose mailing address is 21 Vose Street, Waterville, Maine 04901 as **joint tenants with Warranty Covenants**, a certain lot or parcel of land, with the buildings thereon, situated in Waterville in the County of Kennebec, State of Maine, and being more particularly described as follows:

Lot numbered fourteen (14) according to a plan entitled "Property of Alice M. Cyr, Waterville, Maine" made by Harry E. Green, C.E. dated January 2, 1944 and recorded in the Kennebec County Registry of Deeds in Plan Book 14, Page 70 to which plan reference is hereby made for a more particular description of the lot herein conveyed.

Together with a right of way, in common with others, to pass and repass, on foot or with vehicles on the portions of the said property as shown on plan "Property of Alice M. Cyr, Waterville, Maine" which have been reserved as roads as indicated on said plan.

The above lot is hereby conveyed subject to the following restrictions which are to run with the land, to wit:

No dwelling for more than two families is to be built or placed on said lot and no single dwelling on said lot is to cost, when completed, less than four thousand dollars (\$4,000.00) and no double dwelling house is to cost, when completed, less than six thousand dollars (\$6,000.00) and only two (2) garages appurtenant to said dwelling shall be placed on said lot;

No huts or shanties shall be placed on said land;

No part of said building or dwelling on said lot excluding bay windows, piazzas, porticoes, porches and doorsteps, shall be nearer than twenty (20) feet to the line of the street which said building or dwelling faces, excepting however that dwellings and buildings excluding bay windows, piazzas, porticoes, porches and doorsteps, erected and placed on Lots 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 on and according to the plan entitled "Property of Alice M. Cyr, Waterville, Maine" may be erected and placed on said lots up to, but not nearer than fifteen (15) feet to the line of the street which said dwelling or building faces.

*Pr. K...*

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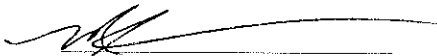
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ALSO another certain lot or parcel of land situated in Waterville, Kennebec County, Maine and more particularly bounded and described as follows, to wit:

Beginning at the southwesterly corner of lot numbered 14 on a Plan entitled "Property of Alice M. Cyr, Waterville, Maine" made by Harry E. Green, C.E. dated January 2, 1944 and recorded in the Kennebec County Registry of Deeds in Plan Book 14, Page 70 which point also marks the northwesterly corner of lot numbered 13 on said plan; thence running in a southerly direction a distance of seven (7') feet along the westerly line of lot numbered 13 according to said Plan to a stake in the ground; thence turning and running in a straight line to the northeasterly corner of lot numbered 13 and the southeasterly corner of lot numbered 14; thence turning and running along the northerly line of lot numbered 13 which is also the southerly line of lot numbered 14 to the point of beginning. The above parcel is triangular in shape.

BEING the same premises conveyed by Eldred C. Gifford and Louise W. Gifford, Trustees of the Gifford Revocable Living Trust and Eldred C. Gifford and Louise W. Gifford to Richard J. Simonelli by deed dated October 15, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6663, Page 29.

Witness my hand and seal this 3 day of April, 2003

  
Witness


  
Richard J. Simonelli

State of Maine  
Kennebec County, ss.

April 3, 2003

Personally appeared the above named Richard J. Simonelli and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
Michael F. Phillips, Jr.  
Notary Public  
My Com. Exp. 05/31/09

RECEIVED KENNEBEC SS.  
2003 MAY 19 AM 9:00

TEST:   
REGISTERED OF DEEDS